



City of Santa Barbara
Airport Department

DATE: January 19, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement with Aero Pacific, LLC

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Aero Pacific, LLC, a California Limited Liability Company, for 513 square feet of Building 604, at 40 Gerald Cass Place, at the Santa Barbara Airport, effective February 1, 2011, for a monthly rental of \$127, exclusive of utilities.

DISCUSSION:

The subject Premises are located south of Hollister Avenue in an Aviation Facilities (AF) zone. Aero Pacific, LLC, operated by Greg Patronym, is an Airport tenant in good standing, storing airplane parts in end Unit C of Building 604. (The middle unit of the Airport T-Hangars.)

No maintenance takes place upon the Premises. The use conforms to existing zoning.

Rental for the space will be \$127 per month, a 1.5% increase over the previous rental. The rental takes into consideration the restrictions imposed by current security regulations and zoning. The space cannot be leased to anyone not in possession of an access permit and may only be used to store aviation related equipment.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map